

(xiv) if final judgment for the payment of money shall be rendered against the Mortgagor and the Mortgagor shall not discharge the same or cause the same to be discharged within sixty (60) days from the entry thereof, or shall not appeal therefrom or from the order or decree or process upon which or pursuant to which the said judgment was granted, based or entered, and secure a stay of execution pending such appeal.

17. Remedies of the Mortgagee. In the event of a default on the part of the Mortgagor, as hereinabove provided, then and in every such case the Mortgagee shall be entitled to do any or all of the following:

(a) The Mortgagee may, by written notice given to the Mortgagor, declare the entire principal of the Note then outstanding (if not then due and payable in full), and all accrued and unpaid interest thereon, to be due and payable immediately, and upon any such declaration the principal of the Note and said accrued and unpaid interest shall become and be immediately due and payable, anything in the Note or in this Mortgage to the contrary notwithstanding;

(b) The Mortgagee personally, or by its agents or attorneys, may enter into and upon all or any part of the Premises, and each and every part thereof, and may exclude the Mortgagor, its agents and servants wholly therefrom; and having and holding the same, may use, operate, manage and control the Premises and conduct the business thereof, either personally or by its superintendents, managers, agents, servants, attorneys or receivers; and upon every such entry, the Mortgagee, at the expense of the Premises, from time to time, either by purchase, repairs, or construction, may maintain and restore the Premises, whereof it shall become possessed as aforesaid; and likewise, from time to time, at the expense of the Premises, the Mortgagee may make all necessary or proper repairs, renewals and replacements and such useful alterations thereto and thereon as it may deem advisable; and in every such case the Mortgagee shall have the right to manage and operate the Premises and to carry on the business thereof and exercise all rights and powers of the Mortgagor with respect thereto either in the name of the Mortgagor or otherwise as it shall deem best; and the Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues, profits and income of the Premises and every part thereof; and after deducting the expenses of conducting the business thereof and of all the maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements and amount necessary to pay for taxes, assessments, insurance and prior or other proper charges upon the Premises or any part thereof, as well as just and reasonable